

Planning Secretary's Environmental Assessment Requirements
Section 4.12(8) of the *Environmental Planning and Assessment Act*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD-10380
Proposal Name	Richard Gill National Music Academy K-6 School
Location	157 Maitland Road, Muswellbrook
Applicant	Richard Gill National Music Academy Ltd
Date of Issue	DATEWILLBEINSERTEDHERE
General Requirements	The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation). Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include: · adequate baseline data; · consideration of potential cumulative impacts due to other development in the vicinity (completed, underway or proposed); · measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and · a health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues. The EIS must be accompanied by a report from a qualified quantity surveyor providing: · a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; · an estimate of the jobs that will be created by the future development during the construction and operational phases of the development; and · certification that the information provided is accurate at the date of preparation.
Key Issues	The EIS must address the following specific matters: 1. Statutory and Strategic Context Address the statutory provisions contained in all relevant environmental planning instruments, including: · <i>Biodiversity Conservation Act 2016</i>; · <i>Environmental Planning and Assessment Act 1979</i>; · <i>Environmental Planning and Assessment Regulation 2000</i>; · <i>State Environmental Planning Policy (State & Regional Development) 2011</i>; · <i>State Environmental Planning Policy (Infrastructure 2007)</i>; · <i>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</i>; · <i>State Environmental Planning Policy No. 64 – Advertising and Signage</i>; · <i>State Environmental Planning Policy No.55 – Remediation of Land</i>;

- Draft State Environmental Planning Policy (Remediation of Land);
- Draft State Environmental Planning Policy (Environment); and
- Muswellbrook Local Environmental Plan 2009.

Permissibility

Detail the nature and extent of any prohibitions that apply to the development.

Development Standards

Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards.

Provisions

Adequately demonstrate and document in the EIS how each of the provisions in the listed instruments are addressed, including reference to necessary technical documents.

2. Policies

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW State Priorities;
- State Infrastructure Strategy 2018 – 2038 Building the Momentum;
- Crime Prevention Through Environmental Design (CPTED) Principles;
- Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017);
- The Hunter Regional Plan 2036;
- Future Transport Strategy 2056 and supporting plans; and
- Muswellbrook Shire Development Control Plan 2009.

3. Operation

- Provide details of the proposed school operations, including staff and student numbers, school hours of operation, and operational details of any proposed before/after school care services and/or community use of school facilities.
- Provide details of any other uses proposed / to be retained within the site.
- Provide a detailed justification of suitability of the site to accommodate the proposal.

4. Built Form and Urban Design

- Address design quality, with specific consideration of the overall site, street and public domain upgrades, open spaces, colours and Crime Prevention through Environmental Design Principles (CPTED).
- Provide details of any digital signage boards, including size, location and finishes.
- Detail how any changes to services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.
- Clearly demonstrate how design quality will be achieved in accordance with Schedule 4 Schools – Design Quality Principles of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* and the GANSW Design Guide for Schools.
- Provide a detailed site-wide landscape strategy, including consideration of equity and amenity of outdoor play spaces, and integration with built form, security, shade, topography and existing vegetation.
- Demonstrate good environmental amenity including access to natural daylight and ventilation, acoustic separation, access to landscape and outdoor spaces and future flexibility.

5. Environmental Amenity

- Detail the nature and extent of the intensification of use associated with the adaptive re-use of the existing building, particularly in relation to staff and student numbers.
- Identify any proposed use of the school outside of school hours (including weekends) and assess any resultant amenity impacts on the immediate locality and proposed mitigation measures.
- Assess amenity impacts on the surrounding locality, including solar access, visual privacy, visual amenity, overshadowing and acoustic impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated.
- Provide a lighting strategy (where new lighting is proposed) and detail measures to reduce spill into the surrounding sensitive receivers.

6. Transport and Accessibility

Include a transport and accessibility impact assessment, which details, but not limited to the following:

- accurate details of the current daily and peak hour vehicle, existing and future public transport networks and pedestrian and cycle movement provided on the road network located adjacent to the proposed development;
- details of estimated total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips based on surveys of the existing and similar schools within the local area;
- the adequacy of existing public transport or any future public transport infrastructure within the vicinity of the site, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand of the proposed development;
- measures to integrate the development with the existing/future public transport network;
- the impact of trips generated by the development on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for, and details of, upgrades or road improvement works, if required (Traffic modelling is to be undertaken using SIDRA network modelling for current and future years);
- the identification of infrastructure required to ameliorate any impacts on traffic efficiency and road safety impacts associated with the proposed development, including details on improvements required to affected intersections, additional school bus routes along bus capable roads (i.e. minimum 3.5 m wide travel lanes), additional bus stops or bus bays;
- details of travel demand management measures to minimise the impact on general traffic and bus operations, including details of a location-specific sustainable travel plan (Green Travel Plan and specific Workplace travel plan) and the provision of facilities to increase the non-car mode share for travel to and from the site;
- the proposed walking and cycling access arrangements and connections to public transport services;
- the proposed access arrangements, including car and bus pick-up/drop-off facilities, and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and bicycle networks, including pedestrian crossings and refuges and speed control devices and zones;
- proposed bicycle parking provision, including end of trip facilities, in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance;
- proposed number of on-site car parking spaces for teaching staff and visitors and corresponding compliance with existing parking codes and justification for the level of car parking provided on-site;
- an assessment of the cumulative on-street parking impacts of cars and bus

pick-up/drop-off, staff parking and any other parking demands associated with the development;

- an assessment of road and pedestrian safety adjacent to the proposed development and the details of required road safety measures and personal safety in line with CPTED;
- emergency vehicle access, service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times);
- the preparation of a preliminary Construction Traffic and Pedestrian Management Plan to demonstrate the proposed management of the impact in relation to construction traffic addressing the following:
 - o assessment of cumulative impacts associated with other construction activities (if any);
 - o details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process;
 - o details of anticipated peak hour and daily construction vehicle movements to and from the site;
 - o details of on-site car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle;
 - o details outlining the maintenance of pedestrian and bicycle rider movements along footways and cycleways at all times during construction activities. Should the development require closure of facilities, details of adequate safety and diversion measures will be put in place to limit the time delay and detour distances; and
 - o details of temporary cycling and pedestrian access during construction.

® Relevant policies and guidelines:

- Guide to Traffic Generating Developments (Roads and Maritime Services)
- EIS Guidelines – Road and Related Facilities (DoPI)
- Cycling Aspects of Austroads Guides
- NSW Planning Guidelines for Walking and Cycling
- Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development
- Standards Australia AS2890.3 (Bicycle Parking Facilities)

7. Ecologically Sustainable Development (ESD)

- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated in the design and ongoing operation phases of the development.
- Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design and rainwater harvesting) and energy.

® Relevant Policies and Guidelines:

- NSW and ACT Government Regional Climate Modelling (NARClIM) climate change projections.

8. Social Impacts

- Include an assessment of the social consequences of the schools' relative location.
- Identify and describe how facilities are to be shared with the community outside of school hours.

9. Noise and Vibration

- Identify and provide a quantitative assessment of the main noise and vibration generating sources during physical works and upgrades. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.
 - Identify and assess operational noise, including consideration of any public address system, school bell, mechanical services (e.g. air conditioning plant), use of any school hall for concerts etc. (both during and outside school hours) and any out of hours community use of school facilities, and outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.
- ® Relevant Policies and Guidelines:
- NSW Noise Policy for Industry 2017 (EPA)
 - Interim Construction Noise Guideline (DECC)
 - Assessing Vibration: A Technical Guideline 2006
 - Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning, 2008)
 - Australian Standard 2363:1999 Acoustics – Measurement of noise from helicopter operations

10. Contamination

- Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.
 - Undertake a hazardous materials survey of all existing structures and infrastructure.
- ® Relevant Policies and Guidelines:
- Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)

11. Utilities

- Prepare an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation and easement requirements of the development for the provision of utilities including staging of infrastructure.
- Prepare an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design.

12. Contributions

Address Council's 'Section 94A Development Contributions Plan 2010' and/or any Voluntary Planning Agreement, which may be required to be amended because of the proposed development.

13. Drainage

- Detail any measures to minimise operational water quality impacts on surface waters and groundwater.
 - Provide stormwater plans detailing the proposed methods of drainage without impacting on the downstream properties (where change to drainage is proposed)
- ® Relevant Policies and Guidelines:
- Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)

14. Flooding

- The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:
 - o flood prone land;
 - o flood planning area, the area below the flood planning level; and
 - o hydraulic categorisation (floodways and flood storage areas).
- Identify flood risk on-site (detailing the most recent flood studies for the project area) and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity. If there is a material flood risk, include design solutions for mitigation

15. Biodiversity Assessment

- Biodiversity impacts related to the proposed development are to be assessed in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR) unless a waiver has been granted. The BDAR must include information in the form detailed in the *Biodiversity Conservation Act 2016* (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and Biodiversity Assessment Method.
- The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method.
- The BDAR must include details of the measures proposed to address the offset obligation as follows:
 - o the total number and classes of biodiversity credits required to be retired for the development/project;
 - o the number and classes of like-for-like biodiversity credits proposed to be retired;
 - o the number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;
 - o any proposal to fund a biodiversity conservation action;
 - o any proposal to conduct ecological rehabilitation (if a mining project); and
 - o any proposal to make a payment to the Biodiversity Conservation Fund.
- If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.
- The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the Biodiversity Conservation Act 2016.

Where a Biodiversity Assessment Report is not required, engage a suitably qualified person to assess and document the flora and fauna impacts related to the proposal.

Note: Notwithstanding these requirements, the Biodiversity Conservation Act 2016 requires that State Significant Development Applications be accompanied by a Biodiversity Development Assessment Report unless otherwise specified under the Act.

16. Waste

Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.

17. Construction Hours

	Identify proposed construction hours and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: · Architectural drawings showing key dimensions, RLs, scale bar and north point, including: - o dimensions including RLs; - o plans, sections and elevation of the proposal; - o details of proposed signage, including size, location and finishes; and - o site and context plans that demonstrate built form character, open space network, active transport linkages with existing and proposed and potential footpaths and bicycle paths for public transport links. · Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings site boundaries and remnant and planted vegetation on the site. · Site Analysis Plan, including: - o site and context plans that demonstrate principles for future development and expansion, built form character and open space network; - o active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links; and - o site and context plans that demonstrate principles for future network, active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links. · Sediment and Erosion Control Plan (if external works are proposed). · Landscape architectural drawings showing key dimensions, RLs, scale bar and north point, including: - o integrated landscape plans at appropriate scale, with detail of new and retained planting, shade structures, materials and finishes proposed including articulation of playground spaces; and - o plan identifying significant trees, trees to be removed and trees to be retained or transplanted. · Stormwater Concept Plan and Stormwater Management Plan (where new drainage works are proposed). · Accessibility Report. · Arborist Report (if external construction works are proposed). · Acoustic Report. · Waste Management Plan. · Fire Safety Management Schedule. · Green Travel Plan.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups, special interest groups including local Aboriginal land councils and registered Aboriginal stakeholders and affected landowners. In particular, you must consult with: · Muswellbrook Shire Council; · GA NSW; · Transport for NSW; and · Transport for NSW (Roads and Maritime Services). Consultation should commence as soon as practicable to agree the scope of investigation.

	The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.
Further consultation after 2 years	If you do not lodge a development application and EIS for the development within two years of the issue date of these SEARs, you must consult further with the Planning Secretary in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must consider relevant guidelines, policies, and plans as identified.